

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960229- S

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 1.787 ACRE TRACT OF LAND, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "LO" LIMITED OFFICE DISTRICT, LOCALLY KNOWN AS 4205-4301 WESTBANK DRIVE [ODD NUMBERS ONLY], IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "SF-2" Single-Family Residence (Standard Lot) district to "LO" Limited Office district on the property described in File C14-95-0194, as follows:

1.787 acre tract of land, said 1.787 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 4205-4301 Westbank Drive [ODD NUMBERS ONLY], in the City of Austin, Travis County, Texas.

PART 2. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 3. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 4. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

February 29, 1996

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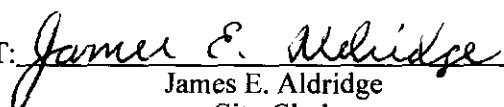
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

DESCRIPTION OF A TRACT OF LAND CONTAINING
1.787 ACRES OUT OF LOTS 1 AND 3, BLOCK
'A', WESTLAKE CROSSROADS, A SUBDIVISION
OF RECORD IN PLAT BOOK 78, PAGE 109 PLAT
RECORDS OF TRAVIS COUNTY, TEXAS; SAID
1.787 ACRES BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point for the northwest corner of the herein described tract, same being on the north line of said Lot 1, same also being on the south right-of-way line of Westbank Drive, and from said point, for reference, a 1/2 inch iron rod found at the most northerly corner of said Lot 1, same being on the south right-of-way line of Westbank Drive, same also being the northeast corner of that certain tract of land described in a deed to Travis County of record in Volume 3793, Page 890 Deed Records of Travis County, Texas, bears North 60°32'00" West 316.80 feet;

Thence, from said Point of Beginning, with the north line of the herein described tract and said Lot 1, same being the south right-of-way line of Westbank Drive, South 60°32'00" East 338.47 feet to an "X" found in concrete for the most northerly northeast corner of the herein described tract and said Lot 1, same being the northwest corner of Lot 2, Block 'A', Westlake Crossroads subdivision;

Thence, with an east line of the herein described tract and said Lot 1, same being the west line of said Lot 2, South 29°30'01" West 200.31 feet to a 2 inch iron pipe found for an interior ell corner of the herein described tract and said Lot 1, same being the southwest corner of said Lot 2;

Thence, with a north line of the herein described tract and said Lot 1, same being the south line of said Lot 2, South 60°37'43" East 235.39 feet to a 1/2 inch iron rod found for the most southerly northeast corner of the herein described tract and said Lot 1, same being the southeast corner of said Lot 2, same also being on the west right-of-way line of Camp Craft Road;

Thence, with an east line of the herein described tract and said Lot 1, same being the west right-of-way line of Camp Craft Road, the following three (3) courses:

- 1) South 8°07'26" West 42.07 feet to a 1/2 inch iron rod found at the beginning of a curve to the right,
- 2) Along said curve to the right, and passing a 1/2 inch iron rod found for the common corner of said Lot 1 and Lot 3 at a sub-chord distance of 25.02 feet, with a radius of 382.18 feet, through a central angle of 20°46'31", an arc distance of 138.58 feet, the long-chord of which bears South 18°29'55" West 137.82 feet to an "X" found in concrete;

- 3) South 28°55'03" West 58.04 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract and said Lot 3, same being in the west right-of-way line of Camp Craft Road, same also being the northeast corner of Lot 4, Block 'A', Westlake Crossroads Subdivision;

Thence, with the south line of the herein described tract and said Lot 3, same being the north line of said Lot 4, North 87°18'47" West 51.95 feet to a point for the southwest corner of the herein described tract, and from said point, for reference, a P.K. nail found in concrete at the southwest corner of said Lot 3, same being the northwest corner of said Lot 4, same also being in the north right-of-way line of State Loop 360, bears North 87°18'47" West 208.06 feet;

Thence, with the west line of the herein described tract and crossing said Lot 3 and Lot 1, and being 200.00 feet from and concentric to the east right-of-way line of State Loop 360, along a curve to the left, and passing the common lot line of said Lot 3 and Lot 1 at a sub-chord distance of 165.59 feet, with a radius of 2259.88 feet, through a central angle of 18°34'29", an arc distance of 732.63 feet, the long-chord of which bears North 21°51'23" West 729.43 feet to said Point of Beginning and containing 1.787 acres within these metes and bounds.

Surveyed by:

Meenach & Associates
1715 F.M. 1626 W. Ste. 103
P.O. Box 970
Manchaca, Texas 78652
(512) 282-7059
"C:\ZEN\1545DESC.TXT"-B



Dennis Meenach, R.P.L.S. No. 4335 Date 12-9-95

PO#: 960229S

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Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

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(STANDARD LOT) DISTRICT TO "LO"
LIMITED OFFICE DISTRICT, LOCALLY
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DRIVE (ODD NUMBERS ONLY), IN THE
CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, WAIVING THE REQUIREMENTS
OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7
OF THE AUSTIN CITY CODE OF 1992,
AND PROVIDING AN EFFECTIVE
DATE: 11-10-99
MAYOR BRUCE KROD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of
Travis, State of Texas, on this day personally appeared:

Rebecca Fruit

Classified Advertising Agent of the *Austin American-Statesman*, a daily
newspaper published in said County and State that is generally circulated in
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,
states that the attached advertisement was published in said newspaper on the
following dates, to wit:

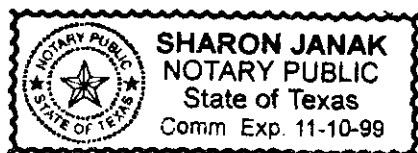
Date (s): March 12th, 1996

Class: 9980 Lines: 20 Cost: \$49.20

and that the attached is a true copy of said advertisement.

R. Fruit

SWORN AND SUBSCRIBED TO BEFORE ME, this the 12th day of Mar, 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Name of Notary)

My Commission Expires: 11/10/99